

**TOWN OF KINGSTON, NEW HAMPSHIRE
HISTORIC DISTRICT COMMISSION
Tuesday, June 14, 2022
Public Meeting**

Members Present:

Susan Prescott, Chair
Virginia Morse, Vice Chair
Glenn Coppelman, Planning Board representative
Madelynn Ouellette
Stanley Shalett
Kevin St. James, Board of Selectmen representative

Other Attendees: Marissa Federico, Recording Secretary
Buck Lovern
Brian Woodworth

Susan called the meeting to order at 7:02 p.m.

TOWN BOARD UPDATES:

HDC: Acceptance of Minutes: Susan asked for omissions, additions, and/or corrections to the transcribed minutes of the meeting held on 5/31/22. **MM&S:** Glenn moved to accept the minutes as written, seconded by Madelynn. All in favor.

Planning Board and CIP: Glenn mentioned that the new owner/operator of Clark's Garage already came to the PB, who determined no approval is needed as there are no material changes.

Board of Selectmen: Kevin informed attendees that Ellen Faulconer will be leaving, and the BOS are reviewing the future of this position and may be expanding the scope of the duties.

Heritage Commission: Virginia informed attendees that plaques to recognize properties on the National Register are currently being designed.

**BUCK LOVERN, 119 MAIN STREET
RENOVATIONS**

The application received describes a 3-staged project.

1. *Lean-to addition to existing garage:* Buck wants to add a lean-to behind the existing garage. He plans to close in the space and add windows. The trim and roof shingles will match those on the existing garage. The sides will be closed in with mahogany lattice. The clapboard on the top of the shed will match the garage. Per the contractor, the work is expected to take one week. Susan drove by the property, and she noted the lean-to is very far from the street and has low visibility.

2. *Side porch repair:* Buck explained the side entrance is in disrepair. The plan is to remove the rotten side walls, which are not attached to the structure. The deck will be redone with composite decking. A pressure-treated beam wrapped with PVC trim will hold the gable, which will remain intact and unchanged. Stone will be used to match the garage. Trim will be white to match the house.
3. *Fence repair:* The old cedar fence is rotted. The plan is to replace it with similarly design fencing with wood board on top. It will be in the same style with solid cedar posts and fencing. It will remain 6 feet high. Susan explained since this is an exact replacement, it is considered repair and does not need approval.

MM&S: Glenn moved to grant a Certificate of Approval for these 3 projects as described in the application and as presented, Madelynn seconded. All in favor.

DAVE'S REPAIR, 138 MAIN STREET **SIGN REPLACEMENT**

Susan had a discussion prior to tonight's meeting with the new owner of Clark's Garage, and she informed him that he did not need to attend tonight's meeting. She distributed pictures of the proposed sign to members. The new sign will utilize the old signage with only a change in lettering.

There was a discussion about whether or not approval would be required for this new sign. Virginia researched the regulations. The town's sign ordinance [303.3(A)] states that changes in language do not require review. However, the Historic District ordinance [102.3(C)] states that any alteration of signs in the Districts require approval.

Overall, members did not believe approval would be required for the updated signage.

PUBLIC COMMENT

Although no representative from Chinburg Associates was present at this hearing to discuss the Seminary property, Brian Woodworth of 174 Main Street did attend to voice his concerns. He noted that he did some research, and the property taxes have not been paid yet for this property, and there is no plan on file with the Planning Board at this time.

He noted that with approximately 85 residential units and approximately 2 adults per unit, the parking lot would need to be large enough for approximately 150 spots for residents and 30 cars for visitor parking. A parking lot of this size is not consistent with the District. The traffic coming in and out of this lot would be considerable. He also expressed concern about the need to vacate the parking lot in the winter to allow for plowing.

He stated that the water table is low in this area of town. After speaking with some of his neighbors, they are unsure of the depth of their wells, but during droughts, he noted a neighbor's well bottomed out. He stated that statistics show the average household uses 138 gallons of water per day and extrapolated this figure out over a year. He is very concerned about the amount of water that will be required to support the residents of these apartments and its effect on longstanding homes in the area. In particular, his well is only 1000 feet away from this new development. He noted that since the town has no municipal water or sewer, the cost of this water draw as well as septic waste will be borne by local homeowners.

As an aside, Susan spoke with Glenn Greenwood. According to legal counsel, no variance is necessary to build these apartments in the District. He confirmed that the ZBA must approve the height restriction for the proposed apartment building. Susan will reach out to Paul Goodwin of Chinburg to ensure they discuss the height issue with the ZBA.

NEW FIRE STATION - ELECTRONIC SIGN

Kevin requested feedback on the possibility of the Fire Department installing an electronic sign. Virginia noted the library and the Congregational Church requested that as well, but it was not allowed. The remaining members do not approve of this idea. The HDC does not have jurisdiction over this issue as it is a town building. However, Glenn noted that most town buildings have tried to follow HDC guidelines even though it is not required.

The meeting was adjourned at 7:45 p.m.